



# Staff Report PC16-035-DP

## Whitestown Business Park Building 1 – Development Plan

---

### Docket PC16-035-DP Whitestown Business

**Park** - The petitioner is requesting approval of a Development Plan to be known as Whitestown Business Park, Building 1. The subject property is currently zoned I-1 Light Industrial and is approximately 158 acres. This property is located on the west side of SR 267, across from Perry Industrial Park. The petitioner is Exeter Property Group and the project engineer is Innovative Engineering.

### Site Location

- The subject property was rezoned I1 by Boone County Area Plan Commission.



### Area History

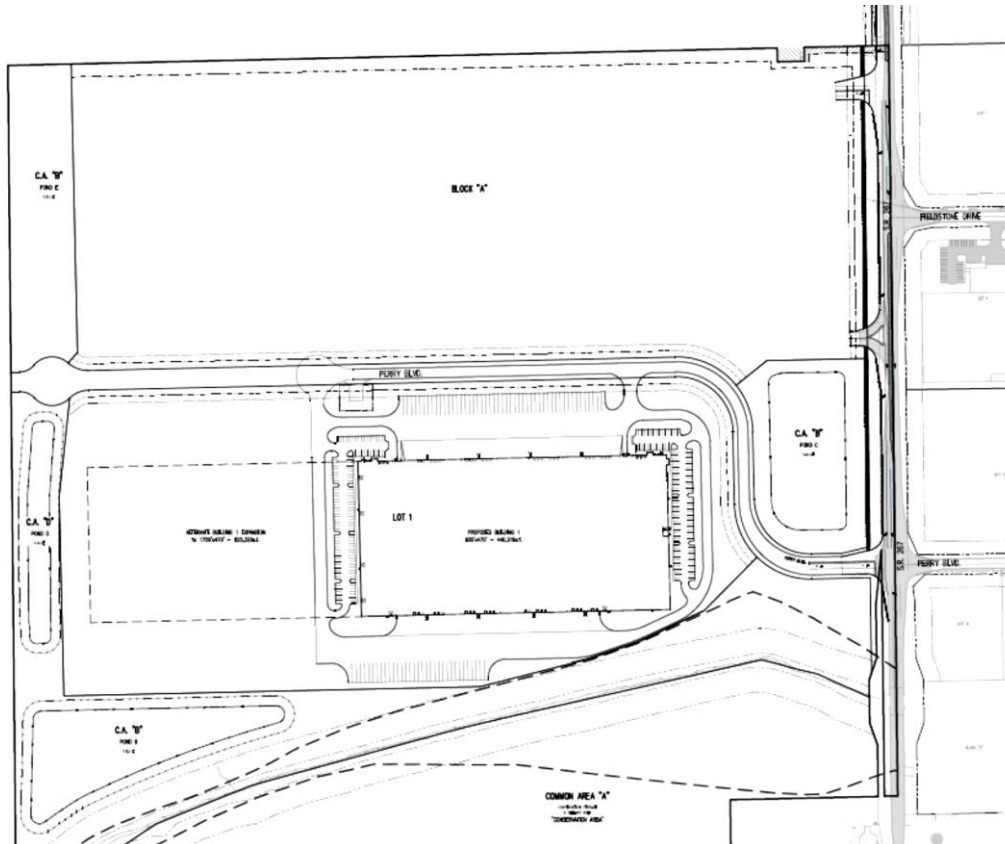
- Traffic Study and INDOT driveway permits issued and a revised Traffic Engineering Report was received in January 2015. INDOT permitted the three driveways to function as follows:
  - North driveway- Full function (no signal)
  - Middle driveway- right-in/right-out only
  - South driveway- full functioning. INDOT states that a signal is not warranted at this time for this intersection.
- Plan Commission saw PC14-34-PP of this same property in January 2015
- The WPC approved the Concept Plan for Whitestown Business Park, Building 1 October 17, 2016 (PC16-029-CP).

### Proposed Development

The proposed site is about 158 acres to accommodate and build one warehouse and preparation work for additional buildings. The project will include extending utilities; sanitary sewer, water, electricity, etc. throughout the site.

Whitestown Crossing is split as lot 1 (potentially one 440,319SF building expandable to 825,320SF total) and Block 1 which may serve as multiple buildings.

Below is a conceptual elevation drawing for Building 1; 440,319SF:



## **Compliance**

The proposed project is designated and zoned to be I-1 Light Industry. This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations. Development in this district requires connection to public water and public sewers and Development Plan approval. TAC has reviewed this development plan and is in compliance of the Whitestown UDO. There are some outstanding TAC comments that should not affect the approval.

## **Staff Recommendation**

Staff recommends that the WPC approve the Development Plan known as Whitestown Business Park, Building 1.